



VERITY
FREARSON

8 ROSEDALE CLOSE, PANNAL, HARROGATE, HG3 1LJ

OFFERS OVER £675,000

8 ROSEDALE CLOSE,

Pannal, Harrogate, HG3 1LJ

An attractive stone-built detached family home, beautifully presented and thoughtfully extended, occupying a pleasant and slightly elevated position at the head of a quiet cul-de-sac in the highly sought-after village of Pannal. Surrounded by mature gardens and enjoying a leafy outlook, the property offers generous, flexible accommodation ideally suited to modern family living, with excellent local amenities, schools and transport links close by.

The property enjoys a prime position to the south side of Harrogate, very conveniently located just a five-minute drive from Harrogate town centre and is well placed for daily commuting to Yorkshire's principal business districts. The village of Pannal is well served by excellent local amenities, which include a sought-after primary school, shop, railway station and a regular bus service to Harrogate and Leeds.



Dining Kitchen · Family Room · Sitting Room · Study · Utility

4 Bedrooms · Bathroom · 2 En-Suites

Off-Road Parking · Garage · Garden · Conservatory







ACCOMMODATION

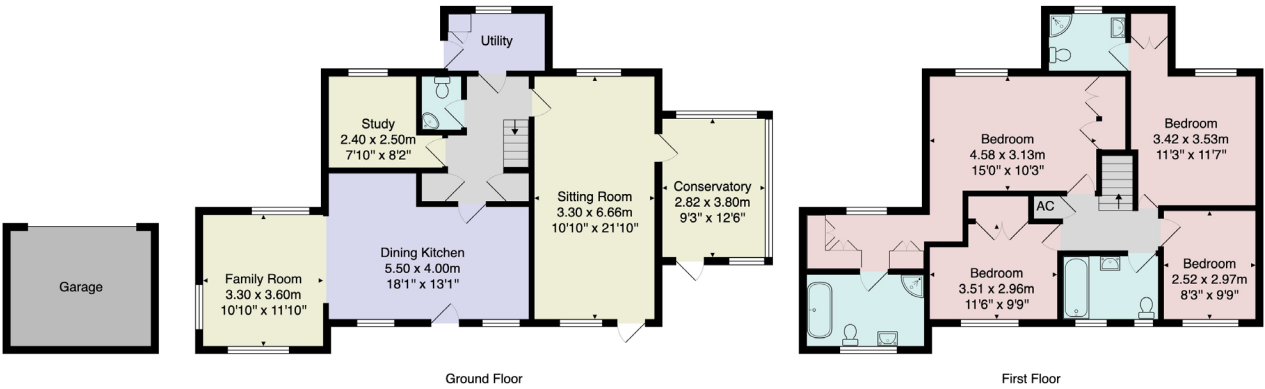
The ground floor offers a well-balanced layout with excellent natural light throughout. The main lounge is a calm and welcoming space, benefitting from direct access to the patio via French doors and a connecting door into the conservatory, creating a seamless link between the garden-facing rooms and an ideal setting for both everyday relaxation and entertaining.

The heart of the home is a spacious open living, dining and kitchen area, providing a sociable hub for family life. The kitchen is fitted with a range of units, integrated appliances and generous worktop space, flowing naturally into the dining area, while the adjoining living area enjoys pleasant garden views with door opening to a Juliet balcony. The conservatory further enhances the sense of space and light and provides an additional seating area overlooking the garden.

The ground-floor accommodation also includes a well-proportioned home office ideal for remote working, a second reception room suitable as a snug or playroom, an entrance porch/utility, a welcoming hallway and a downstairs WC.

To the first floor, a central landing leads to the principal bedroom suite, incorporating fitted wardrobes, a separate dressing area and a large en-suite bathroom fitted with a bath, separate shower, WC and hand basin. There are three further double bedrooms, including bedroom two which benefits from its own modern en-suite shower room, together with a house bathroom fitted with a bath and shower over. All the bedrooms have TV connections.

FLOOR PLAN



Total Area: 155.2 m² ... 1671 ft² (excluding garage)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

Externally, the property sits within mature and well-established gardens, providing privacy and an attractive setting. To the front is a lawned garden with planted borders, while a substantial driveway offers off-street parking for multiple vehicles and leads to a detached double garage with light and power and electrically operated door. To the side, a patio area accessed from both the lounge and conservatory provides an excellent space for outdoor dining and entertaining, with further potential for extension (subject to the necessary consents). The rear garden is predominantly lawned with landscaped walkways.

Location

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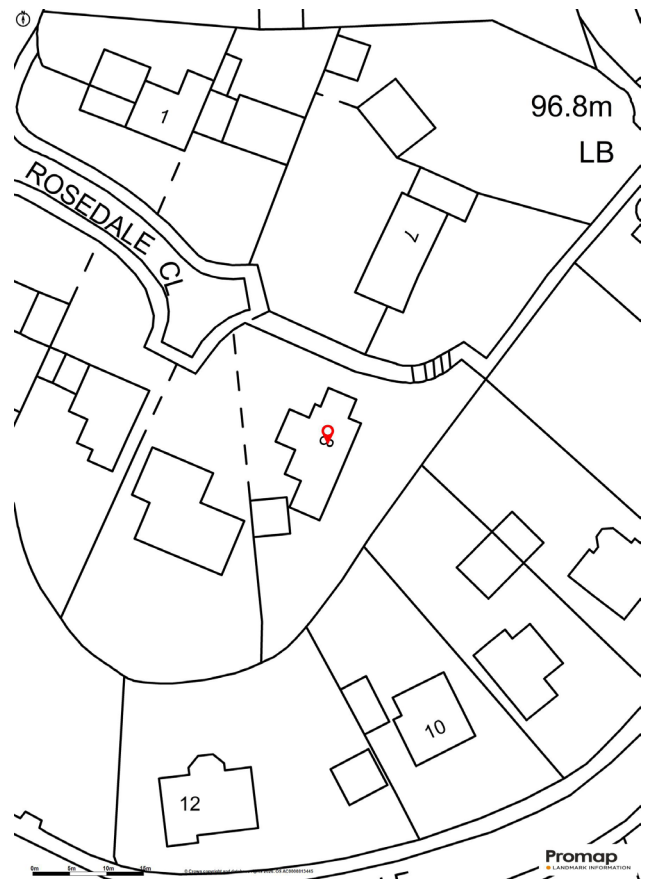
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Harrogate

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